

**9/17/12 - Monday, September 17, 2012**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of September 17, 2012**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Duax, Weld, Hibbard, Larson, Pearson, Strobel, Mdms. Mitchell, Ebert

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow, Spitz

The meeting was chaired by Mr. Kayser.

**1. REZONING (Z-1509-12) “ Bicycle Parking Standards**

Mr. Ivory presented the request to amend the Zoning Code to provide bicycle parking standards. The Bicycle and Pedestrian Advisory Committee (BPAC) developed the standards, and the Plan Commission has reviewed several previous drafts. The standards would be implemented during the site plan review process for new buildings and additions. The number of required bicycle spaces is tied to the use and its particular required vehicle parking. The proposed ordinance mandates that rack locations be clearly accessible, rack designs do not damage bicycles, and maintenance takes place on a regular basis.

Bob Eierman, 3007 Coltman Lane, stated the City™s BPAC worked very hard to get the proposed ordinance to public hearing consideration. Bike parking should keep in mind all types of bike riders, such as commuters. The required school bicycle spaces requirement is based on the design of the student body population. He believed if there were questions on the number of stalls for unique situations that the parking ordinance could be used for guidance.

Robert Schraufnagel, 529 Hobart Street, spoke in support of the ordinance and that he provides bicycle parking for his rental properties.

Jeremy Gragert, 1109 Barland Street, clarified that the Chippewa Valley Transit Alliance™s position in advocating for required bicycle parking does not conflict with the business community. In fact, businesses would save money by not having to construct as much vehicle parking. He said the Comprehensive Plan and the Bicycle & Pedestrian Plan both require consideration of developing an ordinance. Also, the Chamber of the Commerce™s Green Business program lists bicycle parking on their application for green business certification.

Danielle Bronshteyn, 903 ½ Graham Avenue, is a student at UWEC and is working on their carbon footprint study. She said many students would like to bicycle more but there is not a lot of convenient bicycle rack parking around the city.

Lisa Aspenson, 617 Third Street, is the bicycle and pedestrian safety officer for the North Barstow Business Improvement District. She asked what is the enforcement standard when bikes are not moved from racks or front sidewalk trees. She would like to see enforcement policies in place. She was concerned about snow removal being a problem if bikes racks were on the sidewalk in downtown or Water Street. She mentioned the>

Mr. Ivory stated the Police Department can be contacted if a business owner sees there is an abandoned bike. They will tag the bicycle for a time period and then they will remove the bike.

Susanna Knowlton, 704 Main Street, stated her bicycle is her primary mode of transportation and the new ordinance would help her to not have to worry about her bike being stolen or damaged when shopping.

Roger Pope, 726 Chauncey Street, was supportive of the ordinance to increase biking and safety.

Matt Andrews, 1410 Oxford Avenue, stated he works for the American Bicycling League Association and is also on the BPAC. He said the State has a high ranking when it comes to off-road bicycling numbers and biking is a \$1.5 billion industry in the state. Bike racks can help with tourism.

Alex Snyder, 618 Holm Avenue, supports the ordinance and that it would help increase the standard of public health and promote a more healthy society. He believed enforcement could be dealt with in a separate ordinance.

Eric Zucker, 533 Forest Street, thought the ordinance is proactive planning so as to be ahead of the growth trend in bicycling.

The commission discussed various situations on applying the proposed standards; such as with schools, churches, warehouses, automobile mechanics, etc. There was lengthy discussion over when to apply/allow the reduction provision. They also discussed potential situations where bicycle rack placement might be deemed impractical from a safety or space availability point of view.

Mr. Hibbard motioned to recommend approval of the ordinance. He added a new subsection that would be #7 stating that the required bicycle parking shall be provided within 500 feet of the site for which it is required. Mr. Larson seconded. Mr. Strobel proposed an amendment to strike certain language listed in numbered section 8 (by up to 50% but any such reduction shall not reduce the number of spaces below 4). Mr. Pearson seconded and the amendment failed. Mr. Duax proposed an amendment to add a subsection stating the commission may waive the required bicycle parking when there is no reasonable location to provide the bicycle spaces due to physical constraints of the site and the provisions of subsection 7 cannot be met. Mr. Strobel seconded and the

amendment passed. Mr. Duax proposed an amendment to make the ordinance™s effective date November 1, 2012. Mr. Hibbard seconded and the amendment passed. The final vote for the original motion and the two amendments passed with Messrs. Strobel and Pearson voting nay.

## **2. CONDITIONAL USE PERMIT (CZ-1216) “ Mona Lisa™s Restaurant, Water Street**

Mr. Tufte presented the request to allow expansion of Mona Lisa™s restaurant. The expansion is for more waiting space, for giftware, specialty wines and spirits, and to enlarge the kitchen. The expansion will be compatible with the neighborhood and guiding planning documents. The parking requirement is not increased since the use for this building in the past was also 13 stalls.

Applicant, Lisa Aspenson of 617 Third Street, stated they will rarely stay open past midnight since their business hours on the weekend are only up to midnight.

Mr. Strobel motioned to approve the condition use permit. Mr. Duax seconded and the motion carried.

## **3. PROPERTY ACQUISITION “ 813 Cameron Street**

Mr. Tufte presented the request to recommend the purchase of property at 813 Cameron Street for park land and a future trail. The City received a DNR Stewardship Grant to acquire property along Half Moon Lake. The property would also facilitate a realignment of Cameron Street sidewalk in the future.

Ms. Mitchell motioned to recommend approval of the property acquisition. Mr. Weld seconded and the motion carried.

## **4. RIGHT-OF-WAY DEDICATION/ROAD PROJECT “ CVTC West Campus**

Mr. Genskow presented a request to approve a street dedication as part of the master plan for the campus. Chippewa Valley Technical College is trying to eliminate the short-cut through the campus. CVTC would donate the ROW to shift the traffic to the north of the campus along the highway and also create a stormwater pond to accommodate the runoff. CVTC will be paying for the new public road improvements through a developer™s agreement.

Disa Wahlstrand with Ayres Associates, and representing CVTC, explained that the college™s master plan calls for diverting public traffic away from the campus, as is now the case.

Mr. Duax motioned to recommend approval of the proposed right of way dedication. Mr. Pearson seconded and the motion carried.

## **5. SITE PLAN (SP-0716 AMD.) “ Phoenix Parkside Master Sign Plan**

Mr. Ivory presented a request to amend the original Master Sign Plan for the Phoenix Parkside development that includes the two mixed-used buildings south of Madison Street to the east and west of Hobart Street, and the building on the southeast corner of Madison and Riverfront Terrace. The previous plan had two ground signs located under a wood trellis at the southeast corner of E. Madison and Hobart Streets. The request is to change the design to one ground sign and remove the trellis. The new sign design is over 13 feet in height and 11 feet in width. Each sign name panel would be 1™x7™. Proposed setbacks are adequate in distance and there is not a violation of the clear vision triangle.

Applicant, Geoff Moeding with Phoenix Parkside, stated the original sign concept was approved in 2007, yet at that time there was more focus on filling up the apartments than on signage. Now that businesses are mostly fill up the commercial space, there is a great need to install a sign on Madison Street. This mainly has to do with vehicles not being able to see the ground floor businesses under the apartments. They are located about 200 feet back from Madison Street so this additional signage will help people know where the businesses are located.

Colleen Weber, from the Smiling Moose Deli, 329 & 331 Riverfront Terrace, stated as one of the business owners affected, she is supportive of the new signage design.

Mike Rogers, owner of Cost Cutters at 319 Madison Street, stated his corporation thinks signage like this is absolute essential and is supportive of the new ground sign design.

Eric Thompson, 3409 Martenson Street, stated the new signage would help brand the development and help advertise the businesses.

Mr. Weld motioned for approval of the site plan master sign plan amendment. Mr. Pearson seconded and the motion carried.

## **6. SITE PLAN (SP-1231) “ Indianhead Foodservice Addition**

Mr. Tufte presented a request to approve a 27,400 s.f. dry storage addition to Indianhead Foodservice facility. The expansion is a mirror in terms of size and appearance of the previous expansion in that area. A master plan is also provided to show the ultimate build-out. Parking will be provided across the Galloway Street. The applicant should provide a revised site plan that shows the addition™s correct size, paved parking, streets trees, and other staff report conditions.

Applicant, Disa Wahlstrand with Ayres Associates, stated the proposed building size has grown to 27,000 s.f. in order to meet the corner of the existing building. Truck movements would the same within the existing area. They anticipate other areas for employee parking.

Tom Gillette, with Indian Foodservice, stated all lighting is directed downward and will be within the site improvements. The building™s appearance is metal and will look like the previous addition along Galloway Street.

Mr. Weld motioned to approve the site plan subject to the conditions in the staff report, and a revise site plan is submitted. Mr. Duax seconded and the motion carried.

## **7. DISCUSSION/DIRECTION**

### **A. Sewer Service Area Subarea Plans Meeting**

Mr. Tufte noted that the city, six towns, and two counties have had two meeting thus far and they went very well. After the Work Program was explained at the last meeting, future meetings will now be setup with the individual townships to start discussing actual sub-area planning.

### **B. Comprehensive Plan “ Health Chapter**

Mr. Noel stated the first public meeting will take place on September 18 at the Royal Credit Union™s Corporate Center. There will be a featured speaker who will explain the relationships between health and the built environment. A baseline analysis was also put together so people can see what policies already exist in the Comprehensive Plan.

### **C. Code Compliance Items**

Mr. Tufte explained that the Planning Department received survey information from the County™s housing inspection program.

Mr. Duax asked that there be better coordination between differing inspectors of the city and county.

### **D. Future Agenda Items**

None.

## **8. MINUTES**

The meeting minutes of August 20 and September 4, 2012, were approved.

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Tom Pearson  
Secretary